171.0	0003	0007.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,200 /	884,200
					USE VALUE:	884,200 /	884,200
					ASSESSED:	884,200 /	884,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEACH DIANE & MICHAEL
Owner 2:	
Owner 3:	
Street 1:	35 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 2437 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6274.000	458,400		425,800	884,200
Total Card	0.144	458,400		425,800	884,200
Total Parcel	0.144	458,400		425,800	884,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.82 /Parcel: 362.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113415
GIS Ref	
GIS Ref	
Insp Date	06/07/18

!13254!

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	458,400	0	6,274.	425,800	884,200		Year end	12/23/2021
2021	101	FV	445,200	0	6,274.	425,800	871,000		Year End Roll	12/10/2020
2020	101	FV	445,300	0	6,274.	425,800	871,100	871,100	Year End Roll	12/18/2019
2019	101	FV	330,400	0	6,274.	425,800	756,200	756,200	Year End Roll	1/3/2019
2018	101	FV	331,600	0	6,274.	377,100	708,700	708,700	Year End Roll	12/20/2017
2017	101	FV	331,600	0	6,274.	316,300	647,900	647,900	Year End Roll	1/3/2017
2016	101	FV	331,600	0	6,274.	316,300	647,900	647,900	Year End	1/4/2016
2015	101	FV	313,800	0	6,274.	273,700	587,500	587,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:34:09

LAST REV

Date	Time
07/05/18	13:46:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13254

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	24978-291		10/24/1994		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	113415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2017	640	Re-Roof	24,449	C				
5/18/2004	379	Re-Roof	8,200					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Meas/Inspect	BS	Barbara S
12/24/2008	Entry Denied	336	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
5/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6274		Sq. Ft.	Site		0	70.	0.97	8									425,754						425,800	

Total AC/HA:	0.14403	Total SF/SM:	6274	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,754	Spl Credit		Total:	425,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08085752
Const Adj.:	0.99989998
Adj $ / SQ:	145.901
Other Features:	109355
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563181
Depreciation:	104752
Depreciated Total:	458429

COMMENTS

FPL-NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

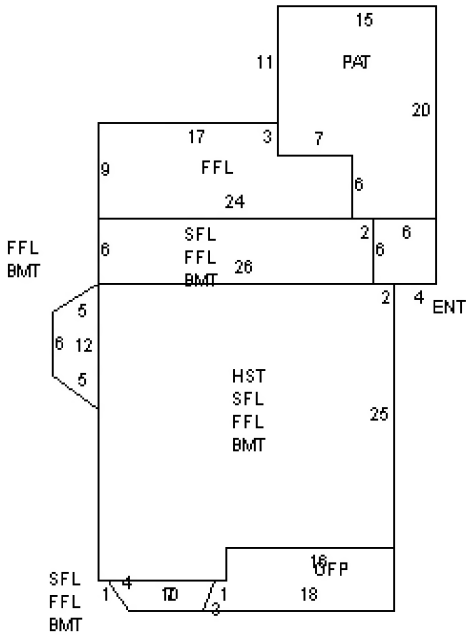
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.49
Special Features:	0	Val/Su Net:	121.01
Final Total:	458400	Val/Su SzAd	188.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,151	145.900	167,932
BMT	Basement	956	43.770	41,844
SFL	Second Floor	918	145.900	133,937
HST	Half Story	368	145.900	53,692
PAT	Patio	258	3.700	955
OFP	Open Porch	101	32.830	3,316
ENT	ENTRY	36	26.400	950
	Net Sketched Area:	3,788	Total:	402,626
Size Ad	2437	Gross Area	4156	FinArea 2437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	